

Date: 4 December 2017
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PLANNING COMMITTEE

13 DECEMBER 2017

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 13 December 2017** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Grove (Chairman); Councillors: J Fairbrass (Vice-Chairman), Ashbee, Bambridge, Buckley, K Coleman-Cooke, Connor, Edwards, Fenner, Matterface, Partington, L Piper, Rusiecki, D Saunders, Taylor and Tomlinson

A G E N D A

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

'To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest Form attached at the back of this Agenda. If a Member declares an interest, they should complete that form and hand it to the Officer clerking the meeting and then take the prescribed course of action.'

3. **MINUTES OF PREVIOUS MEETING** (Pages 3 - 22)

To approve the Minutes of the Planning Committee meeting held on 15 November 2017, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 23 - 26)

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.

For Approval

Item
No

Subject

- 4a **A01 - R/TH/17/1144 - LAND ADJACENT HOLY TRINITY SCHOOL, 99 DUMPTON PARK DRIVE, BROADSTAIRS** (Pages 27 - 42)
- 4b **A02 - L/TH/17/0964 - QUAY EDGE, MILITARY ROAD, RAMSGATE** (Pages 43 - 52)
- 4c **A03 - F/TH/17/1451 - 40 - 46 SWEYN ROAD, MARGATE** (Pages 53 - 60)
- 4d **A04 - FH/TH/17/1466 - HOLLAND END, KINGSGATE BAY ROAD, BROADSTAIRS** (Pages 61 - 68)
- 4e **A05 - F/TH/17/1322 - CROSS CHANNEL SERVICE STATION, MOUNT PLEASANT, MINSTER** (Pages 69 - 84)

For Refusal

- 4f **R06 - FH/TH/17/1328 - 31 WESTERN ROAD, MARGATE** (Pages 85 - 88)

Declaration of Interests Form



Please scan this barcode for an electronic copy of this agenda.

Public Document Pack Agenda Item 3

Planning Committee

Minutes of the meeting held on 15 November 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors J Fairbrass, Buckley, K Coleman-Cooke, Connor, Edwards, Fenner, Matterface, Partington, L Piper, Rusiecki, D Saunders, Taylor, Taylor-Smith and Tomlinson

In

Attendance: L. Fairbrass, Jaye-Jones and Rogers

253. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Bambridge and Ashbee for whom Councillor Taylor-Smith was present.

254. DECLARATIONS OF INTEREST

There were no declarations of interest.

255. MINUTES OF PREVIOUS MEETING

It was proposed by the Vice Chairman, seconded by Councillor Tomlinson and AGREED that the minutes of the Planning Committee held on 18 October 2017 be approved and signed by the Chairman subject to it being noted that Councillor Taylor-Smith was present.

256. SITE VISIT

257. F/TH/17/1174 - SEAFIELDS CLIFF ROAD BIRCHINGTON

PROPOSAL: Erection of three storey building containing 4 No 2 bed flats and 2 No 1 bed flats with associated car parking following demolition of existing house

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 07A (received 15/09/17), 08A (received 15/09/17), 09A (received 15/09/17) and 11 (received 15/09/17).

GROUND:

To secure the proper development of the area.

3 The ceilings and floors that separate the residential units, hereby approved shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014.

GROUND:

To safeguard the residential amenities in accordance with Policy D1 of the Thanet Local Plan.

4 The area shown on the submitted plan as vehicle parking spaces and turning areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 No residential unit shall be occupied until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

GROUND:

To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

6 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan numbered 09A (received 15/09/17).

GROUND:

In the interests of highway safety.

7 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

8 The gradient of the vehicular access shall not exceed 1:10 for the first 1.5 metres into the site from the highway boundary and shall not exceed 1:8 thereafter.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the units hereby permitted pedestrian visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

10 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.9 metres above the level of the adjacent highway carriageway.

GROUND:

In the interest of highway safety.

11 Prior to the commencement of the development hereby approved a Construction Management Plan shall be submitted to include the following:

- a) Routing of construction and delivery vehicles to/from the site
- b) Parking and turning areas for construction and delivery vehicles and site personnel
- c) Timing of deliveries
- d) Provision of wheel washing facilities
- e) Temporary traffic management/signage

GROUND:

In the interest of highway safety.

12 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

13 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

- o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

14 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing 09A and received 15/09/17 shall be provided prior to the first occupation of the units hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with policy D1 of the Thanet Local Plan.

15 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

16 All new window and door openings shall be set within reveals not less than 100mm.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

17 The first and second floor windows in the east and west-facing elevation serving the kitchens of flat 4, 5 and 6, en-suite, bathroom to flat 6 and living/dining area of flat 6 of the building hereby approved shall be provided and maintained with obscure glass and be top hung only.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan

18 Prior to occupation of any residential units to which they relate the privacy screens to the balconies and patio areas shall be fitted and maintained with a 2 metre obscure privacy screen as detailed on drawing numbered 07A (received 15/09/17). The screens shall thereafter be maintained.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.”

Further to debate, the motion was put to the vote and declared LOST.

Then, it was proposed by Councillor D Saunders and seconded by Councillor Buckley:

“That the application be REFUSED due to its depth and scale which would appear cramped and out of keeping with the character and appearance of the street scene and the Area of High townscape value, contrary to Policies D1 and D7 of the Thanet Local Plan.”

Upon being put to the vote, the motion was declared CARRIED.

258. SCHEDULE OF PLANNING APPLICATIONS

259. A01 - FH/TH/17/1244 - SHELLSWELL, CANTERBURY ROAD, BIRCHINGTON

PROPOSAL: Alterations to roof from hip to barn hip; including increase in ridge height, erection of rear dormer window and balcony above existing single storey rear extension, together with erection of single storey side/rear extension

Speaking in favour of the application was Mr Garbutt.

It was proposed by the Chairman and seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted plans numbered 1902/PL/03.1/C and 1902/PL/03.2/C received 21 August 2017 and the amended plans numbered 1902/PL/03.3/E and 1902/PL/03.4/E received 11 October 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of use of the roof terrace, 1.8m high obscure glazed privacy screens shall be erected to both side elevations of the roof terrace hereby approved, as

shown on the approved plan numbered 1902/PL/03.4/E received 11 October 2017. The privacy screens shall thereafter be maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of the adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan.

4 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.”

Upon being put to the debate, the motion was declared CARRIED.

260. **A02 - F/TH/17/1392 - 23 MAGNOLIA AVENUE, MARGATE**

PROPOSAL: Erection of single storey front extension following demolition of existing porch

It was proposed by Councillor Tomlinson, seconded by Councillor Saunders and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 46 received 09 October 2017.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.”

261. **A03 - FH/TH/17/1309 - WAYBANK, WAY HILL, MINSTER, RAMSGATE**

PROPOSAL: Erection of detached garage with games room in roof

It was proposed by Councillor Tomlinson, seconded by Councillor Saunders and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 17.114.MB.PL05 Rev B, 17.1134.MB.PL06 Rev B, 17.1134.MB.PL07 and dated Rev B, 17.1134.MB.PL08 Rev B received 23 October 2017.

GROUND:

To secure the proper development of the area.

3 The outbuilding hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling currently known as Waybank, Way Hill, Minster, and shall not at any time be used as a self-contained independent unit.

GROUND:

To secure the proper development of the area.”

262. **R04 - OL/TH/17/1412 - LAND NORTH WEST OF DOWN BARTON ROAD, ST NICHOLAS AT WADE, BIRCHINGTON**

PROPOSAL: Outline application for the erection of 1No. detached bungalow with all matters reserved

Speaking in favour of the application was Mr Michael.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

1 The site is outside the built up area boundary of any settlement and represents an unsustainable and isolated form of development within the countryside, not outweighed by any economic, social or environment benefits, contrary to Policies H1 and CC1 of the Thanet Local Plan and Paragraphs 49 and 55 of the National Planning Policy Framework.

2 The proposed dwelling, by virtue of its location, would appear visually divorced and isolated within the open landscape which is characteristic of the western side of Down Barton

Road, and out of keeping with the open rural character of the area, contrary to Thanet Local Plan Policies CC1, CC2 and D1, and paragraphs 17, 58, 60 and 61 of the National Planning Policy Framework.”

Following debate, the motion was put to the vote and declared CARRIED.

263. D05 - OL/TH/17/0150 - LAND ADJACENT TO OAKLAND COURT, COTTINGTON ROAD, CLIFFSEND, RAMSGATE

PROPOSAL: Outline application for the erection of up to 23no. dwellings including access with all other matters reserved

Speaking in favour of the application was Mr Courtley.

Speaking raising points of concern was Mrs Knowles.

Speaking as parish councillor was Councillor Lyon.

Speaking as ward councillor was Councillor Rogers.

It was proposed by the Chairman and seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21302/01 Rev 04, received 31 July 2017.

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect the living conditions of the future occupiers of the development, in accordance with the NPPF.

7 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

9 Prior to the installation of any external lighting, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for layout shall include a detailed sustainable surface water drainage scheme for the site. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and that the design will not provide a breeding ground for mosquitos.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

11 Development shall not begin until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

12 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reason: To ensure development meets the aims of the NPPF through sustainable management of any historic contamination present that could present a risk to groundwater within the underlying principal aquifer within Source Protection Zone 2 of a public water supply.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

14 No development shall take place until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

GROUND:

To prevent pollution of groundwater, in accordance with the NPPF.

15 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.

16 Prior to the first occupation of any dwelling hereby approved, the proposed site access, footways, road widening works on Cottington Road, and crossing point on Oakland Court, as shown on the approved plan numbered 21302/01 Rev 04, shall be completed and operational.

GROUND:

In the interests of highway safety and pedestrian movement, in accordance with the NPPF.

17 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of highway safety.

18 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

19 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 43m x 2.4m shall be provided to the access onto Cottington Road, as shown on the approved plan numbered 21302/01 Rev 04, with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

20 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

- (a) Routing of construction and delivery vehicles;
- (b) Parking and turning facilities for delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.

21 The details to be submitted in pursuant of condition 1 above for layout and scale shall include an updated Historic Landscape Assessment , which takes into account the impact of the proposed development on the Grade II Listed St.Augustine's Cross.

GROUND:

To limit the impact upon the setting of the Grade II Listed St.Augustine's Cross, in accordance with the NPPF.

22 Details pursuant to condition 1 above shall not show any building exceeding 2 storeys in height.

GROUND:

In the interests of visual amenity, in accordance with Policy D1 of the Thanet Local Plan.

23 Details to be submitted in pursuant of Condition 1 above shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

24 Details pursuant to condition 1 shall show the provision of 1 Electric Vehicle Charging Points per residential property with dedicated parking, and 1 in 10 of all allocated parking, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND:

To promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

25 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

26 The layout and landscaping details pursuant of condition 1 above shall include a landscaping buffer along the northern boundary of the site, which should be a minimum of 3m in depth (and exclude any built development), and should contain small native trees with hedgerow; a small tree belt along the western boundary; scattered trees and a native hedgerow along the southern boundary; and a hedgerow along the eastern boundary, where adjacent to residential development, in accordance with the recommendations as contained within the Visual Impact Assessment.

GROUND:

To limit the impact upon the countryside, Landscape Character Area, and Grade II Listed St. Augustine's Cross, in accordance with Policies CC1 and CC2 of the Thanet Local Plan and the NPPF.

27 No less than 70% of the total number of dwellings constructed pursuant to this planning permission shall be dwellings of two or more bedrooms.

GROUND:

To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

28 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.

29 The details to be submitted in pursuant of Condition 1 above for layout shall show no development within the area annotated as archaeological exclusion zone, as identified on the illustrative site layout plan numbered 01 Rev C.

GROUND:

To protect archaeology of significance, in accordance with Policy HE12 of the Thanet Local Plan and the NPPF.”

Following debate, the motion was declared CARRIED.

264. D06 - OL/TH/17/0151 - LAND NORTH OF COTTINGTON ROAD AND EAST OF LAVENDER LANE, RAMSGATE

PROPOSAL: Outline application for the erection of up to 41no. dwellings including access with all other matters reserved

Speaking in favour of the application was Mr Courtley.

Speaking raising points of concern was Mr Hickman.

Speaking as parish councillor was Councillor Lyon.

Speaking as ward councillor was Councillor Rogers.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement

securing the agreed planning obligations and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21301/01 Rev 05, received 25 October 2017.

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAmx) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect the living conditions of the future occupiers of the development, in accordance with the NPPF.

7 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

9 Prior to the installation of any external lighting, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for layout shall include a detailed sustainable surface water drainage scheme for the site. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and that the design will not provide a breeding ground for mosquitos.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

11 Development shall not begin until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

12 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reason: To ensure development meets the aims of the NPPF through sustainable management of any historic contamination present that could present a risk to groundwater within the underlying principal aquifer within Source Protection Zone 2 of a public water supply.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

14 No development shall take place until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

GROUND:

To prevent pollution of groundwater, in accordance with the NPPF.

15 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF.

16 Prior to the first occupation of any dwelling hereby approved, the proposed site access, footways, passing places and road widening works on Cottington Road, as shown on the approved plan numbered 21301/01 Rev 05, shall be completed and operational.

GROUND:

In the interests of highway safety and pedestrian movement, in accordance with the NPPF.

17 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of highway safety.

18 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

19 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 58m x 2.4m shall be provided to the access onto Cottington Road, as shown on the approved plan numbered 21301/01 Rev 05, with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

20 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

- (a) Routing of construction and delivery vehicles;
- (b) Parking and turning facilities for delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.

21 The details to be submitted in pursuant of condition 1 above for layout and scale shall include an updated Historic Landscape Assessment , which takes into account the impact of the proposed development on the Grade II Listed St.Augustine's Cross.

GROUND:

To limit the impact upon the setting of the Grade II Listed St.Augustine's Cross, in accordance with the NPPF.

22 Details pursuant to condition 1 above shall not show any building exceeding 2 storeys in height.

GROUND:

In the interests of visual amenity, in accordance with Policy D1 of the Thanet Local Plan.

23 Details to be submitted in pursuant of Condition 1 above shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

24 Details pursuant to condition 1 shall show the provision of 1 Electric Vehicle Charging Points per residential property with dedicated parking, and 1 in 10 of all allocated parking, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND:

To promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

25 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

26 The layout and landscaping details pursuant of condition 1 above shall include a landscaping buffer along the southern boundary of the site, which should be a minimum of 5m in depth (and exclude any built development), and should contain both deciduous and evergreen native trees and hedgerow; and hedgerows and scattered trees along the northern, eastern and western boundaries of the site, in accordance with the recommendations as contained within the Visual Impact Assessment.

GROUND:

To limit the impact upon the countryside, Landscape Character Area, and Grade II Listed St. Augustine's Cross, in accordance with Policies CC1 and CC2 of the Thanet Local Plan and the NPPF.

27 No less than 70% of the total number of dwellings constructed pursuant to this planning permission shall be dwellings of two or more bedrooms.

GROUND:

To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

28 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.”

Further to debate, the motion was put to the vote and declared CARRIED.

Meeting concluded : 8.55pm

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

13 December 2017

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

- (A) Standard Reference Documents - (available for inspection at the Council offices)
1. Thanet District Council Local Plan saved policies
 2. Cliftonville Development Plan Document
 3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.
- (B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))
- (Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices)
- (C) Background Papers in relation to specific reports in the Schedule of Planning Applications
- (Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)
- I certify that the above items are not exempt information.
- (D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:03 December 2017

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART A

TO: THE PLANNING COMMITTEE

DATE: 13 December 2017

Application Number	Address and Details	Recommendation
A01 R/TH/17/1144	Land Adjacent Holy Trinity School 99 Dumpton Park Drive BROADSTAIRS Kent CT10 1RR	Approve
MAJOR	<p>Application for the approval of reserved matters (appearance, landscaping, layout, and scale) in pursuant of outline permission OL/TH/15/0956 for the erection of up to 28No. dwellings with associated access from Cliffside Drive</p> <p>Ward: Viking</p>	
A02 L/TH/17/0964	Quay Edge Military Road RAMSGATE Kent CT11 9LG	Approve
	<p>Erection of railings to quay edge</p> <p>Ward: Central Harbour</p>	
A03 F/TH/17/1451	40 - 46 Sweyn Road MARGATE Kent CT9 2DF	Approve
	<p>Variation of conditions 2 and 5 of planning permission F/TH/15/0207 for change of use and conversion to 2no. four bed dwellings, 2no. two bed flats and 2no. two bed maisonettes, erection of 2No. single storey rear extensions, and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear to allow part retrospective change of design to the front elevation and alterations to siting of rear boundary treatment</p>	

Ward: Cliftonville West

A04 FH/TH/17/1466

**Holland End Kingsgate Bay Road
BROADSTAIRS Kent CT10 3QL**

Approve

Erection of single storey rear extension

Ward: Kingsgate

A05 F/TH/17/1322

**Cross Channel Service Station
Mount Pleasant Minster RAMSGATE
Kent**

Approve

Change of use of site to vehicle sales
and erection of car showroom and
ancillary workshop, and 2No. mixed use
business units (Use Class B1, B2 and
B8) with associated access and parking

Ward: Thanet Villages

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART B

TO: THE PLANNING COMMITTEE

DATE: 13 December 2017

Application Number	Address and Details	Recommendation
R06 FH/TH/17/1328	31 Western Road MARGATE Kent CT9 3QW Erection of two storey front and side extension Ward: Dane Valley	Refuse Permission

A01

R/TH/17/1144

PROPOSAL: Application for the approval of reserved matters (appearance, landscaping, layout, and scale) in pursuant of outline permission OL/TH/15/0956 for the erection of up to 28No. dwellings with associated access from Cliffside Drive

LOCATION:

Land Adjacent Holy Trinity School 99 Dumpton Park Drive
BROADSTAIRS Kent CT10 1RR

WARD: Viking

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Sunningdale House Developments Ltd.

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 0025/17/B/1B, received 04 December 2017; revised drawings numbered 1401 016 B, 1401 013 A, 1401 014 A, 1401 019, and 1401 003 E, received 30 November 2017; revised drawings numbered 1401 012 B and 1401 005 A, received 15 November 2017; revised drawings numbered 0025/17/B/1A, received 19 September 2017; revised drawing numbered 12417-T-01 P2, received 19 September 2017; plan numbered 1401 017, received 07 August 2017; and plans numbered 1401 006, 1401 010, 1401 011, and 1401 015, received 2 August 2017.

GROUND:

To secure the proper development of the area.

2 Prior to the first occupation of each dwelling hereby permitted, the associated parking for that unit shall be provided and thereafter maintained. All visitor parking, as shown on the approved plan numbered 1401 003E, shall be provided prior to the occupation of the 20th unit hereby permitted.

GROUND:

In the interests of highway safety

3 Prior to the first use of the access road hereby permitted, visibility splays of 25m x 2m x 25m at the junction between the two internal access roads, and an 18m forward visibility splay onto Cliffside Drive, as shown on the approved plan numbered 1401 003E, shall be provided and thereafter maintained, with no obstructions over 1m above carriageway level within the splays.

GROUND:

In the interest of highway safety.

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

5 The bat and bird boxes and native hedgerow/trees as shown on the approved Landscape Planting plan numbered 0025/17/B/1B should be provided prior to the first occupation of the development hereby permitted, and thereafter maintained.

GROUND:

To provide ecological enhancements, in accordance with the NPPF.

6 Prior to the installation of any external lighting, details of the lighting scheme shall be first submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include the location, height and design of the proposed lighting, and shall show only minimal lighting on site boundaries, and no lighting directed towards Tree 34.

GROUND:

To protect foraging and roosting bats, in accordance with the NPPF.

7 Any external lighting used during construction shall be directed away from the site boundaries, and turned off when not in use.

GROUND:

To protect foraging and roosting bats, in accordance with the NPPF.

8 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

9 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

10 The development hereby permitted shall be constructed using yellow stock brick, cladding, painted render, and slate roof tiles, with samples/colours of the materials along with a material schedule identifying the use of materials for each dwelling type, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

11 All first floor windows within side elevations of the proposed dwellings hereby permitted shall be provided and maintained with obscure glass.

GROUND:

In the interests of neighbouring amenity, and the amenity of future occupiers of the development, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

INFORMATIVES

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

SITE, LOCATION AND DESCRIPTION

The site is located within Ramsgate, approximately 1.5 miles south of Broadstairs train station and approximately 0.4 miles from Dumpton Park train station. The site's topography sits slightly higher towards the southern side of the site. At present the site is unused and covered by overgrown foliage and trees. Current access to the site is only available through gated access off Cliffside Drive. The site is not covered by any landscape designation, tree preservation orders, heritage or flood risk designations.

Surrounding Area

Surrounding the site is a mixture of educational, leisure and residential uses. The majority of the northern boundary abuts the grounds of Ramsgate Holy Trinity C.E Primary School. The northern eastern corner of the site, the western end of the southern boundary and the western site boundary abut the rear gardens of residential properties along Dumpton Park Drive, Cliffside Drive and Montefiore Avenue. The remainder of the eastern boundary abuts

a public right of way which runs north to south linking Seacroft Road with Montefiore Avenue. Beyond this lies a wooded area of King George VI Memorial Park, and residential properties forming Ocean View cul-de-sac. The remainder of the southern boundary abuts a sports club with an open grassed area adjacent and a bowling green and tennis courts beyond. Land to the south has Village Green status.

RELEVANT PLANNING HISTORY

Outline application OL/TH/15/0956 for the erection of up to 28no. dwellings, including access, was refused by planning committee in May 2016.

The decision was appealed and the application was allowed by the Inspector in February 2017, subject to safeguarding conditions and planning obligations..

PROPOSED DEVELOPMENT

The principle of developing the site for up to 28no. dwellings, along with the location of the vehicular access into the site, has been approved through the outline planning permission. No consideration can therefore be given to the principle of developing the site, or any highway impact relating to either the wider network or access point into the site.

This reserved matters application is for the consideration of the site layout for the 28no. units, the scale and design of the buildings, and the landscaping of the site.

The proposed site plan shows a cul-de-sac layout, with the erection of 12no. semi-detached dwellings and 16no. detached dwellings. All of the dwellings are 2-storey in height, with only 4no. of the dwellings benefitting from accommodation within the roof space (units 8-11).

The proposed development consist of 2, 3, 4 and 5 bedroom dwellings, with 4no. 2-bed units, 7no. 3-bed units, 15no. 4-bed units and 2no. 5-bed units.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policy (2006) Saved Policies

D1 - Design principles
D2 - Landscaping
H8 - Size and type of housing
H14 - Affordable housing provision
SR5 - Doorstep and local play space
TR12 - Cycling
TR16 - Car parking provision

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. 32 letters of objection have been received. The main concerns are:

- Increased traffic
- Inadequate parking provision
- Highway safety
- Lack of access for emergency vehicles
- Loss of space for school use
- Loss of privacy
- Construction traffic
- Loss of habitat
- Noise nuisance
- Proposal doesn't tie up with the description
- Overdevelopment
- Loss of view
- Development will appear out of place
- Lack of footpath provision
- Out of keeping
- Should continue the palette of materials viewed within Cliffside Drive
- Construction vehicles should only access the site outside of peak hours
- Impact from plot 15
- Existing trees should be protected

Broadstairs Parish Council - Object to the application and recommend refusal. Urgently need the land for the heavily over-subscribed school to expand. Present demand for classroom spaces confirmed by the school. Greater necessity for education than housing. This should be a new application due to changes in the style of houses.

CONSULTATIONS

KCC Highways and Transportation -

(final comment)

I refer to the amended plans submitted for the above on 19 September and note that the internal roads are to remain private and will therefore not be adopted by the highway authority. I note that item 2 of my previous comments has not been entirely resolved, however as the road is to remain private this is not a matter for the highway authority. The proposed layout and parking provision are unlikely to have an impact on the existing highway and are therefore acceptable. The applicant should note that suitable delineation of the extent of the existing highway will need to be provided where the new road connects to the same, and details of this will need to be agreed with the highway authority. Separate permission will also be required for works in the existing highway at the site access. The following should be secured by condition:

. Provision of measures to prevent the discharge of surface water onto the highway.

(initial comment)

I refer to the above planning application and note that access (from Cliffside Drive) was approved under the outline permission granted on appeal. It appears from the current application that the main access road within the site is intended to be offered for adoption by

the highway authority, with the shared driveway serving plots 3-11 remaining private. The following amendments/additional information are required on that basis:

1. Forward visibility of 18 metres is required around the bend where the new access road joins Cliffside Drive and it should be demonstrated that this is achievable within the highway.

2. The transition from the conventional street to the shared surface adjacent to plot 11 should include an extension of the footways both sides of the street to a point 1.8 metres beyond the ramp up onto the shared surface, to allow pedestrian access to/from the same. The footway on the southern side should therefore be extended accordingly and the footway on the northern side reduced accordingly. There is no need to reduce the width of the running surface to less than 4.8 metres as shown at the entry ramp, as the approach bend and the ramp itself provide suitable speed restraint. The access to the shared private drive serving plots 3-11 should be via a vehicle crossing in the extended footway. The visitor space adjacent to plot 11 can be moved to the west away from the end of the extended footway (it is acceptable for the 1.8 metre service margin to run underneath the space).

3. The vehicle tracking shown for the removal vehicle does not appear to be a correct continuous manoeuvre and in any case an 11.2 metre refuse vehicle should be accommodated.

4. 25 metre x 2 metre x 25 metre visibility splays are required at the shared private drive access and these should be shown on the plans, with no obstructions over 1 metre above carriageway level within the splays.

5. Dimension of adoptable carriageways, footways and service margins should be shown on the plans

6. Whilst the amount of car parking overall is acceptable (not counting the garages), the visitor parking should be distributed more evenly around the site and ideally located within the highway rather than hidden away in private parking courts. One of the visitor spaces at the rear of plot 21 should therefore be relocated and added to the existing space to be relocated adjacent to plot 11.

7. Parking spaces should be 5 metres long x 2.5 metres wide, increased to 2.7 metres where bounded by walls/fences/landscaping on one side or 2.9 metres where bounded by such obstructions on both sides. Parking spaces in front of garages in adoptable streets should be a minimum of 5.5 metres long to allow for opening/closing the garage door. Lay-by spaces should be 6 metres long x 2 metres wide, increased to 2.5 metres where not adjacent to a footway. The parking spaces shown should therefore be amended accordingly as necessary and dimensions shown (or a note added to the plans identifying the dimensions required).

8. Garages are accepted as providing cycle parking for the relevant plots and plots 21-26 show cycle parking in the rear garden. However, plots 18-20 do not appear to have any cycle parking.

KCC Biodiversity -

Bats

A bat survey has been submitted with the planning application and it has confirmed that a pipistrelle is roosting within the western most poplar tree. We have reviewed the tree survey and the western most poplar tree is T34 which is to be retained within the site.

Therefore we are satisfied that the roost will be retained and there is no requirement for a detailed bat mitigation strategy to be submitted as part of the planning application.

However there is a risk that the construction or operational phase of the development may impact the roost - particularly through the increase in lighting. To address this concern we advise the following:

- . The site wide lighting scheme is designed to ensure that there is minimal lighting on the site boundaries and no lighting is directed towards Tree 34.
- . Any lighting used during construction must be directed away from the site boundaries and turned off when not in use.

We advise that if tree 34 is located within a residential boundary the residents must be provided within information detailing that there is a bat roost present and prior to any tree works to be carried out on the tree they must seek advice from an experienced ecologist to ensure the works do not result in a breach of Wildlife Legislation.

We recommend that if planning permission is granted the following condition is included:

'With the submission of the lighting scheme a report, produced by an experienced bat ecologist, must be submitted demonstrate that the lighting scheme has been designed to avoid impacting roosting/foraging bats'

When the outline planning application was being determined concerns were raised about the use of the site by foraging/commuting bats - as such we are surprised that the activity surveys did not include activity surveys of the site.

It is possible that bats are foraging/commuting within the site and there is a need to ensure that there are still opportunities for bats to commute/forage within the site. We recommend that the landscape plan is updated to demonstrate that all of the site boundaries for the whole site (not individual dwellings) have native hedgerow boundaries or where existing vegetation is being retained it is enhanced to increase foraging/commuting opportunities for bats.

Environment Agency - We have no objections to the proposed monitoring locations within the updated site layout of the email to Sara Gomes at the Environment Agency dated 17/08/2017 and sent at the time of 15:24.

However the applicant should note that the proposed monitoring location they describe as the "existing environment agency well in proximity to the PWS", and quoted on the location

maps as "TR36NW2", is within land licenced to Southern Water to abstract water under their licence 9/40/04/0441/G. This is also known as the 'Minster B' borehole and any permission to carry out sampling there should be sought from Southern Water in the same way as you would if looking to sample at the 'Minster A' site to the south east (the latter site is subject of abstraction licence 9/40/04/0049/GR).

We note in the Firth Consultants Conceptual Site Model & Baseline Monitoring Well Specification report (fc37164, April 2017) that no hydrocarbon screening is proposed in the baseline water quality schedule. Given the identification in the report of two former land uses up hydraulic gradient of the site that are both plausible sources of hydrocarbon contamination to groundwater this does not seem appropriate. We recommend that the monitoring schedule is amended, to incorporate monitoring for BTEX and total petroleum hydrocarbons.

KCC SUDs - We have no objection in principle to the approval of the reserved matters and will undertake further review of the site's surface water drainage proposals pursuant to the discharge of conditions 7 and 8.

Southern Water - No comment

Recycling and Waste Manager - Providing there are no vehicles parked on the highway and the road is wide enough this should be accessible.

Kent Police - I recommend an informative be included as part of this application to ensure that Crime Prevention is addressed effectively.

COMMENTS

Character and Appearance

- *Layout*

The proposal is for a cul-de-sac layout with the road extending from Cliffside Drive and ending in a small cul-de-sac to the south of the site and the west of the site. Part of the road is laid to tarmac, where it extends from Cliffside Drive and at the end of the cul-de-sac where it will need to accommodate the turning of refuse, delivery and emergency vehicles. The remainder of the roads will be constructed using resin bound gravel and permeable block paving, which will reduce any visual impact.

The proposed dwellings are either semi-detached or detached, and are set within adequate sized plots with a minimum depth garden of 10m, and a minimum gap between dwellings of at least 2m, increasing in some areas to 6m. The dwellings are all setback from the road by at least 5m, allowing for car parking and areas of soft landscaping to the front/side of plots. Areas of soft landscaping area also provided adjacent to the road alongside the side boundaries of gardens, and a large number of trees are proposed, with individual trees located to the front of properties, adjacent to parking areas and along the boundaries. Such a layout is similar in character to the pattern of development viewed within Cliffside Drive,

the closest point of reference to the proposed development. Dwellings within Cliffsend Drive are mainly detached with small gaps between, and setback from the road. It is therefore considered that the proposed layout will appear in keeping with the character and appearance of the surrounding pattern of development.

- *Scale and Design*

The proposed dwellings are 2-storey in height, with only 4 of the proposed dwellings containing accommodation within the roof space. These 4no. dwellings are located towards the centre of the site away from the site boundaries, and amended plans have been submitted showing the ridge height of these buildings reduced and the pitched roof maintained. The scale of the proposed development is considered to be in keeping with that of surrounding development, and is therefore acceptable.

With regards to the design, the proposed development has pitched roofs, and mostly features either gable frontages or gable projections, along with integral garages, to appear in keeping with the design viewed within Cliffside Drive.

The proposed development is more modern in appearance than the properties viewed within Cliffside Drive, as a result of the proposed materials and fenestration. This is not of significant concern, as it is often the case that dwelling types would vary across a large estate where development has been carried out over time within phases. It is important, however, that the proposed development attempts to respect some of the features and materials of the neighbouring development.

A material schedule has been submitted as part of the application, which identifies the intended materials to be used throughout the development. These include yellow brick, render, cladding and slate roof. Concern was raised initially that cladding was intended as the dominant material, and that yellow brick would appear more in keeping with surrounding development. As a result amended plans have been submitted which show a number of units types amended to include the provision of yellow brick, including those closest to the existing neighbouring dwellings. As a result of these changes the development as proposed is considered to be in keeping with the character and appearance of the area.

- *Landscaping*

The proposal is accompanied by an 'Arboricultural Implication Assessment', which identifies trees for removal, trees requiring work, the tree protection zone, and the tree spread, in relation to the proposed development. The trees are not protected, but the retention of as many trees as possible is encouraged in order to reduce the visual impact of the development from the surrounding area, in particular from views across the recreational area to the south of the site.

A number of trees are proposed for removal, including those that are dead, dying, young or self-seeded. A large number of new trees are also proposed to be planted within the site, including along the boundaries of the site, within the front gardens of many of the plots, and along the side boundary of gardens and parking spaces. The planting scheme is supported, especially where it would soften views of the development from outside of the site. The types

of trees are also supported, especially where they are evergreen and have the potential to establish themselves as mature trees.

The only area where there is some concern is to the south east corner of the site. The root protection plan shows that part of unit 6 would extend into the root protection zone of T25. The tree report submitted with the application has assessed the potential impact upon the tree from the development, but given the small percentage of the overhang the report concludes that the impact is not likely to be significant, and will not be detrimental to the remaining longevity or overall health of the tree.

Given that the trees are not protected, this conclusion by a qualified Arboriculturist is considered to be adequate to justify that the layout as proposed will not cause significant harm to trees to be retained.

Details of the hard surfacing have been provided in the form of resin bound gravel, permeable block paving, granite setts and patio paving, with a small element of tarmac where essential for the adopted part of the road and turning for large vehicles.

Boundary treatment consists of 1.8m high boundary fences between the rear gardens of plots, 2.1m high fencing around the boundaries of the overall site, and 1m high post and rail fencing to the front of plots. Where there are long boundaries of rear gardens adjacent to the road a 1.8m high brick wall is proposed. This boundary treatment will enable the openness to the front of the plots to be maintained, whilst also providing an attractive boundary in locations of particular prominence.

Overall the landscaping proposals for the site are considered to be acceptable and in keeping with the character and appearance of the area.

Living Conditions

The main issues are the impact upon neighbouring light and outlook, and neighbouring privacy. The nearest neighbouring property to the proposed development is no.19 Cliffside Drive, which is 5.4m from the side elevation of the proposed development. Given this distance and the relationship between the buildings, the impact upon light to and outlook from no.19 is considered to be acceptable.

With regards to privacy, the main property likely to be affected is no.5 Ocean View. There is a distance of 21m between the rear elevation of plot 1 and the rear elevation of no.5 Ocean View. Whilst such a distance is normally considered to be acceptable, there is a ground level change, with no.5 at a much lower level than the proposed development. A section plan was therefore requested showing the relationship between the properties. The section identifies the high boundary wall of approximately 3m to the rear of no.5, and the height of no.5, which is a bungalow. The section plan suggests that any first floor windows within the rear elevation of unit 1 would look towards the roof of the bungalow, and would not overlook the rear garden area. It is therefore considered that given the relationship between heights, the distance between the dwellings, and the proposed landscaping which incorporates the planting of trees along the rear boundary of plot, the impact upon the privacy of no.5 would be acceptable.

There are no other concerns regarding loss of privacy, with the distance between the proposed development and the properties in Dumpton Park Drive a minimum of 35m, and either no windows or only obscure glazed first floor windows within the side elevation facing neighbouring properties in Cliffside Drive.

Whilst there may be some additional noise and disturbance caused by vehicle movements, the access road is joining to an existing road which is adjacent to the neighbouring occupiers, and therefore the additional noise and disturbance is not considered to be significantly worse than existing levels experienced by residents.

Each of the proposed dwellings has been provided with a secure garden area, in compliance with Policy SR5 of the Thanet Local Plan.

Transportation

Vehicular access into the site to serve up to 28no. dwellings has previously been approved through the outline application. The consideration through this application is therefore whether the road layout, including turning for refuse/emergency vehicles, along with the parking provision is acceptable.

The submitted plan shows an access road that leads to two cul-de-sacs, one of which provides turning for larger vehicles. Parking provision is also provided in the form of 1no. space per 2-bed dwelling, 2no. spaces per 3-bed and 4-bed dwelling, and 3no. spaces per 5-bed dwelling, with an additional 6no. visitor parking spaces.

KCC Highways and Transportation have been consulted and originally raised concerns with the level of visibility achievable around the bend where the new access road joins Cliffside Drive and at the access; the extent of footpath provision; lack of vehicle tracking information to prove that a 11.2m refuse vehicle can be accommodated; lack of identification of adoptable carriageways, footways and service margins; location of visitor parking provision, which should be distributed more evenly around the site; and parking space sizes.

Amended plans and additional details have been submitted, along with confirmation from the applicant that it is their intention for the road to remain private. The amended plans and additional details show all of the necessary visibility splays, vehicle tracking for emergency and refuse vehicles, and a revision of the parking provision layout. KCC Highways and Transportation raise no objections to the amended layout plan subject to safeguarding conditions.

The Waste and Recycling Manager previously raised concerns with the location of a parking space adjacent to plot 11 as the road narrows at this point and if the vehicle parked within the space were not parked appropriately then this could restrict the access width for a refuse vehicle. The amended plan shows the parking space relocated to adjacent to plot 27 where the road is wider, which addresses this concern.

The impact upon highway safety is therefore considered to be acceptable.

Size and Type of Units

The proposed development consists of 2, 3, 4 and 5 bedroom dwellings, with 4no. 2-bed units, 7no. 3-bed units, 15no. 4-bed units and 2no. 5-bed units.

Policy H8 of the Thanet Local Plan requires that for developments of 10no. units or more that a range of unit sizes and types are provided in order to meet a range of community needs. The most recent evidence for housing need within the District is identified within Policy SP18 of the Draft Local Plan, which advises that the greatest need is for 3-bed units, followed by 2-bed units and then 4-bed units. There is some concern that the proposed mix of unit sizes does not fully address this need, however, it is appreciated that the pattern of surrounding development is one of large detached dwellings, and therefore larger units are more consistent with the character of the area.

On balance, given that a mix of unit sizes and dwelling types is provided, it is not considered that the proposed development would fully depart from the requirements of Policy H8, and is therefore acceptable.

Ecology

As part of the original outline application a bat survey was submitted that confirmed that a pipistrelle was roosting within a poplar tree to the west of the site (T34). As part of this reserved matters it is intended to retain this tree. KCC Biodiversity have therefore advised that they are satisfied that the roost will be retained and as such there is no requirement for a detailed bat mitigation strategy to be submitted. Notwithstanding this, the Landscape Planting plan shows the location of bat and bird boxes to be provided on eight of the dwellings.

There is concern that an increase in lighting across the site, whether as a result of construction works or within the final development itself, could impact upon the bat roost. KCC Biodiversity have advised that any site wide lighting scheme is designed to ensure that there is minimal lighting at the boundaries of the site, with no lighting directed towards T34, and any lighting used during construction is directed away from site boundaries and turned off when not in use. These concerns can be addressed through safeguarding conditions restricting the use of lighting and requiring the submission of a site wide lighting plan for approval prior to the installation of any lighting.

Concern was also raised by KCC with the lack of opportunities for bats to commute/forage within the site, and they recommended that the landscape plan be updated to demonstrate that all of the site boundaries for the whole site have native hedgerow boundaries. An amended Landscape Planting plan has been submitted showing the provision of native hedgerow around the boundaries of the site.

The impact upon ecology is therefore considered to be acceptable subject to safeguarding conditions requiring the provision of the bat boxes, the provision of the native hedge, and the retention of tree T34.

Other Matters

- *Principle objections*

A number of principle objections have been raised by residents, including the loss of the land for future educational use, the number of units and increased traffic, however the principle of a housing development on the site has previously been approved and therefore these principle matters cannot be considered through a reserved matters application.

- *Affordable Housing*

The outline application approved the provision of 30% affordable housing on the site (8no. units). An accommodation schedule has been submitted showing the location of the affordable units, and the applicant has confirmed that they have secured a housing provider for these affordable units. The Council's Strategic Housing Manager has confirmed that she supports the proposal of affordable units on the site.

- *Drainage*

Drainage was considered and conditioned through the outline application. Whilst the EA have recommended that the monitoring schedule is amended to incorporate monitoring for BTEX and total petroleum hydrocarbons, this is a matter that can be adequately dealt with through the outstanding drainage conditions.

Conclusion

The proposed development is considered to be in keeping with the surrounding pattern and scale of development, and whilst the proposed development is more modern in design than adjacent development, gable features have been used along with yellow brick to enable assimilation with surrounding development. It is not considered that the proposed development would have any significant impact upon neighbouring amenity, and the impact upon highway safety and ecology is considered to be acceptable. A detailed landscaping plan has been submitted as part of the proposed scheme, which shows the provision of native hedge along the boundaries of the site, and tree planting (along with the retention of existing trees) both along the boundaries and within the site. It is therefore considered that the impact of the proposed development upon the character and appearance of the area is acceptable. It is therefore recommended that members approve the application.

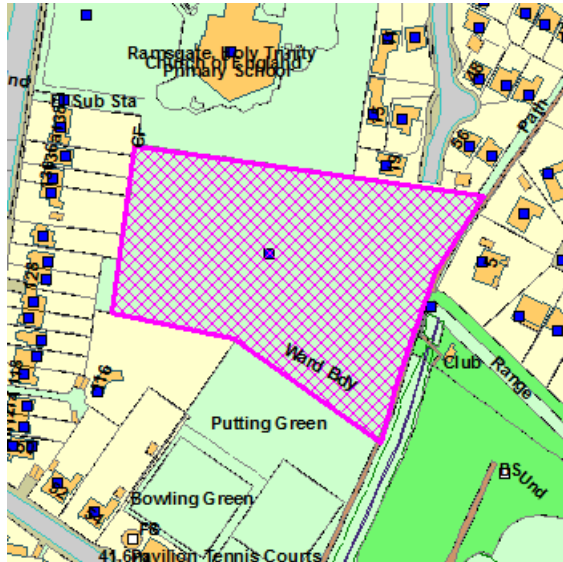
Case Officer

Emma Fibbens

TITLE: R/TH/17/1144

Project Land Adjacent Holy Trinity School 99 Dumpton Park Drive BROADSTAIRS
Kent CT10 1RR

Scale:



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A02

L/TH/17/0964

PROPOSAL: Erection of railings to quay edge

LOCATION: Quay Edge Military Road RAMSGATE Kent CT11 9LG

WARD: Central Harbour

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 3598_501B and dated 30 November 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, details, including elevational plans, of the connection between the new railings and the existing sections of railings, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

Ramsgate Harbour is the only Royal harbour in the UK, sited within the Ramsgate conservation area, the newly designated Heritage Action Zone and contains numerous listed buildings and structures. The areas subject to this application include the inner and outer harbour edge, extending from the slipway on Military Road to the south of the harbour, both sides of the East and West Cross Walls and part of the Western Pier. The Harbour cross walls, sluices, bollards, dry dock, basin gates, wing wall and Dundee steps are grade II* listed and the Inner basin wall, slipway, steps, West Pier, bollards, iron crane and fairleads are grade II listed. All of these individual listings include the Granite walls with the Granite coping stones that extend around the inner and outer marinas.

RELEVANT PLANNING HISTORY

F/TH/17/0843. Units 19 and 32 Military Road - Retrospective application for the change of use of retail and restaurant/cafe (Use Class A1 & A3) to a mixed use retail, restaurant/cafe and bar (Use Classes A1, A3 and A4) outside seating area. Granted 29 November 2017.

L/TH/17/1033. East Cross wall. Application for listed building consent for the erection of 2No. pitched roof plant buildings either side of the dock gate and removal of existing redundant structures. Granted 21 September 2017.

F/TH/15/0569. 9 Military Road - Erection of platform to facilitate use of land for the siting of tables and chairs, together with insertion of gate to existing fence. Granted 03 September 2015.

L/TH/15/0090 and F/TH/15/0089. 15 Military Road - Application for Listed Building Consent for internal alterations including installation of mezzanine to facilitate change of use of building to Restaurant/Cafe (Use Class A3). Granted 18 May 2015. Change of use from light industrial/storage to Restaurant/Cafe (Use Class A3) together with external seating. Granted 18 May 2015.

F/TH/14/0377. 17 Military Road - Change of use from light industrial and storage (B1 and B8) to retail, restaurant and cafe (A1 and A3), siting of tables and chairs to front, installation of new doors to front elevation and installation of flue. Granted 08 July 2014.

F/TH/13/0762. Units 19 and 32 Military Road - Change of use from light industrial and storage to retail and cafe use, and use of forecourt for the siting of table and chairs. Granted 12 November 2013.

F/TH/13/0577. 9 Military Road - Change of use to mixed Retail, Restaurant/Cafe and Storage. Granted 04 October 2013.

F/TH/00/694. 24-25 Military Road - Change of use from workshops/store to the sale of food or drink (use class a3) and external alterations. Granted 05 October 2000.

PROPOSED DEVELOPMENT

The proposed development is the erection of white powder coated three bar railings around the harbour edge, infilling the spaces between the existing railings to provide a continuous barrier for pedestrians and vehicles. Originally the proposed railings would have extended along the full length of Military Road, the inner and outer sides of the East and West Cross walls, and partway along the West Pier.

Following concerns raised by the Conservation Officer regarding the design and extent of the railings and their impact upon the designated heritage assets an amended plan has been submitted. The amended plan includes the installation of railings along Military Road and between the existing galvanized steel vertical bar 8ft fence, shown in black and the existing steel welded tube 2 bar railings shown in purple at the south western end of the harbour. 200mm deep holes will be cut 300mm from the harbour edge in the Granite coping stones to allow for the railings to be installed.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

EC8 - Ramsgate Waterfront

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper. No individual letters of representation have been received in relation to this application.

Ramsgate Town Council - Strongly objects to the original application which proposes such a change to a listed structure in the town's newly recognised Heritage Action Zone.

Ramsgate Heritage and Design Forum (RHDF) raised the following concerns on the original proposal:

- o The proposed railings have a low quality industrial design.
- o The offset of the railings from the harbour edge increases the likelihood of pedestrians walking in the road.
- o The railings will have a detrimental visual impact on the listed harbour structure and the visual amenity of the harbour itself. If traffic safety is the primary reason for installation, a barrier should be concentrated to Military Road only.
- o The large diamond cut holes would damage the granite stones.

CONSULTATIONS

Conservation Officer -

(Final Comment)

Further to my previous comments, I accept that the reduction on the extent of the railings which would now only be confined to Military Road would reduce their impact on the heritage assets. But although I welcome this amended scheme, I still have the view that overall, the proposed railings would harm the significance of the heritage assets and I give the harm to the heritage assets much consideration. As such I consider that the proposal conflicts with the statutory duty to give special regard to the desirability of preserving the heritage assets, their setting, features of architectural or historic interest. It also conflicts with the core planning principle as set in the NPPF "to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".

As provided in my previous comments, the railings would undermine the particular quality of the heritage assets which include the Harbour Cross Wall, Sluices, Bollards, Basin Gates, Wing Wall and Dundee Steps (listed grade II*); The West Pier, bollards, iron crane and fairleads; and the Inner basin walls, bollards, slipway and steps (listed grade II) within the quay and the contribution they make to the distinctive character of the Conservation Area.

Paragraph 132 of the National Planning Policy Framework makes it clear that, when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

I acknowledge the key reason of the development is the mitigation on public safety risk. However I am not clear whether other options have been explored whereby such risks could be minimised or mitigated. These heritage assets may appear a safety risk but what may make them more of a theoretical risk is also what makes them historically important, attractive and interesting meriting their preservation. The proposed railings could be unsightly and could seriously disfigure and clutter the view of the quay.

(Original Comment)

I have concerns with this proposal. The proposed railings would be too dominant and visually intrusive to satisfy national and local historic heritage objectives for the harbour.

In my opinion, because the silhouette of the harbour is such a key part of its significance, the sweep of the proposed railings around the Marina would be both visually prominent and obtrusive. Their modern appearance would appear as an unsympathetic feature, detracting markedly from the traditional appearance of the harbour and the heritage assets within it. In addition, the coring of the Granite coping blocks for setting the new railings posts due to the extent and amount could be damaging to the historic fabric.

Whilst recognising the need to avert a potential risk of injury to people due to falling from height into deep cold water or pontoon/watchcraft as indicated on the application, I am not persuaded that sufficient attention has been paid to the impact of the proposal on the heritage assets within the harbour mostly the grade II* listed features. Equally I presume that the pedestrian/vehicles conflict is mainly along Military Road. I would therefore support the installation of the railings on Military Road only and not all around the Marina.

Apart from the assumption of risk, in my view, the application lacks justification on the proposal and I am not convinced that other means of avoiding the risk to happen or control of the area have been fully explored. I am also not convinced that the development will preserve the historic character of the harbour and that the benefits of the proposal would outweigh the impact on the heritage assets as indicated on the D & A statement.

I therefore have the opinion that the proposed railings would fail to preserve the listed features and would neither preserve nor enhance the character or appearance of the Conservation Area.

Historic England - On the basis of the information available to date, we do not wish to offer any comments.

COMMENTS

This application is brought before members as the application has been made by Thanet District Council.

The main considerations in determining this application are the impacts upon the character and appearance of the listed structures and highway safety.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when 'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 131 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

Design and Location

Currently there are sections of railings around Ramsgate harbour where vehicular and pedestrian traffic are highest, along Harbour Parade, and to provide secure access to pontoons and slipways. The areas where this application proposes to install railings are generally considered to be the working areas of the harbour with the exception of Military Road, which has recently changed in character through the opening of a number of restaurants and cafes. The submitted plan indicates that there are currently six different types of railings around the harbour which vary in design, with more ornate railings along

Harbour Parade and the eastern end of the harbour, and sections of simpler railings in the working areas and along the eastern section of Military Road. This application proposes to introduce 'keylock' railings with a three bar design that differs to the other railings currently in situ around the harbour.

The Granite coping stones are a key feature of the harbour being located on the edge of the quay and extending around both the inner and outer marinas. This application would require holes to be drilled into the listed granite coping stones every 2.2m to allow for the installation of the railings. The physical incursion into the historic granite coping stones would result in harm to their historic fabric along Military Road and the south-western end of the harbour by altering their structure and appearance.

The listed bollards are situated at varying intervals around the harbour on the inner edge of the Granite coping stones and are painted white with a domed top. In addition to the listed structures along Military Road and the south western end of the harbour, there are numerous other features located adjacent to the granite coping stones, including road signs, utility boxes and bollards. The submitted plans indicate that the location of the railings would be adjusted by +/-10mm to allow for clearance around any obstructions, however in the areas covered by the amended plan there a few items of street furniture situated on the granite coping stones, or on the harbour edge, and therefore it is likely that a consistent line would be achieved. Details of how the proposed railings will be joined to the existing railings would need to be secured by condition to ensure an acceptable finish.

Whilst the proposed railings are similar in appearance to some of the sections of railings around the working areas of the harbour, the design does not match any of the existing sections of railings and, with the exception of the more ornate railings along Harbour Parade, the proposed railings would therefore detrimentally affect the significance of the designated heritage assets in terms of its visual appearance. The Conservation Officer has raised significant concerns regarding the installation of railings around the harbour and their impact upon the visual appearance and historic fabric of the harbour. He has noted that whilst the amended plan would reduce their impact of the railings on the heritage assets, they would still result in harm through the physical damage to the quay, and their unsightly appearance. The areas covered by the amended plan along Military Road and the south western end of the harbour are not as prominently sited as the outer areas of the harbour. Due to the locations proposed in the amended plan, the railings would not be immediately visible from the clifftop or longer views from Harbour Parade due to the existing built development, and furthermore, when viewed from the outer harbour and the East and West Piers the railings would be viewed against the Military Arches and the substantial neighbouring buildings, limiting their prominence.

Therefore it is considered that there is harm to the character and appearance of the designated heritage asset from the proposed railings. This however must be weighed against any public benefits resulting from the proposal.

Public Safety

The design and access statement notes that the arches along Military Road and the area surrounding the inner basin form a popular tourist attraction, and when the harbour access

tunnel is closed, traffic has to use Military Road to access the port, creating potential safety issues. It is acknowledged that the character of the harbour along Military Road has changed in recent years, with a number of restaurants and cafes replacing the workshops, stores and other harbour related industry which were located in the arches.

Information has been submitted during the application process showing the location of seven incidents involving pedestrians, cyclists or vehicles leaving the quay, and falling into the marina or onto pontoons since July 2014. Three of these incidents have occurred along Military Road and four on the harbour cross walls. These new uses along Military Road have increased the amount of pedestrian and vehicular traffic to this area and the external seating along Military Road has reduced the available space. As a result of this change in character, it is clear to see that there is an increased risk to pedestrians and vehicles without railings in this area. This change in character and risk has been recognised by the Ramsgate Design and Heritage Forum and the Conservation Officer, however it has been noted that from the submitted application it is not clear whether other options have been explored to minimise or mitigate these risks and it is these features of the heritage assets that contribute to their historical and architectural significance. Military Road continues to move away from its working character, with the most recent application for a mixed use development granted on the 29th November 2017 and therefore the risk to members of the public within this immediate area is only likely to increase.

Conclusion

The design and form of the railings, and the works required for their installation, is considered to result in less than substantial harm to the grade II listed structures, and therefore the NPPF requires that this harm must be weighed against the public benefits of the proposal. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The installation of railings along Military Road and the south-western end of the harbour is considered to have a clear public benefit due to the obvious change of character in this area, however the design and physical contact of the railings with the grade II listed structures does result in harm to the historical and architectural significance of the designated heritage assets. When this harm is weighed against the increased risk of vehicles and pedestrians falling into the harbour, which has resulted from the change in character of the area, the public benefit of the proposal is considered to outweigh this harm, and therefore it is recommended that having special regard to the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the amended plan is approved in accordance with paragraph 134 of the NPPF.

Case Officer

Duncan Fitt

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A03

F/TH/17/1451

PROPOSAL: Variation of conditions 2 and 5 of planning permission F/TH/15/0207 for change of use and conversion to 2no. four bed dwellings, 2no. two bed flats and 2no. two bed maisonettes, erection of 2No. single storey rear extensions, and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear to allow part retrospective change of design to the front elevation and alterations to siting of rear boundary treatment

LOCATION:

40 - 46 Sweyn Road MARGATE Kent CT9 2DF

WARD: Cliftonville West

AGENT: Mr Alex Johnson

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered CO.103 Rev P and CO.113 Rev H received 29 November 2017 and the submitted window and door schedule numbered CO.106 Rev G received 04 October 2017.

GROUND:

To secure the proper development of the area.

2 The refuse storage and clothes drying facilities as specified upon the approved drawing numbered CO.113 Rev H received 29 November 2017, shall be provided prior to the first occupation of the units hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

3 Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing CO.113 Rev H received 29 November 2017 hereby approved shall be provided and thereafter maintained.

GROUND:

In the interest of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

4 Prior to the first use of the development hereby approved, the amenity spaces shown as 'F1/F2 garden', 'private garden' and the rear gardens indicated on the approved plan numbered CO.113 Rev H received 29 November shall be made available for the occupiers of the respective properties hereby approved and therefore maintained for such purposes.

GROUND:

To ensure adequate doorstep play space is provided for future occupiers, in accordance with Policies D1 and SR5 of the Thanet Local Plan.

5 The reveals to all new window and door openings shall not be less than 100mm. as agreed in the applicants agents email dated 09 April 2015.

GROUND:

In the interest of visual amenity, in accordance with Policy D1 of the Thanet Local Plan.

6 Prior to the application of paint to the render to the ground floor front elevation, details of the colour scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF

SITE, LOCATION AND DESCRIPTION

The existing building comprises the end of a three-storey terrace of Victorian properties fronting Sweyn Road. The property was originally four townhouses that were converted to a hotel and has been used more recently as a House in Multiple Occupation.

The site is located within the Edgar Road and Sweyn Road Conservation Area, which was designated in 2016. The surrounding area is characterised by two and three storey Victorian terraced houses of varied styles and designs.

The site lies within the defined Cliftonville West Area in Need of Special Action and within the Cliftonville West Renewal Area.

RELEVANT PLANNING HISTORY

NM/TH/17/1451 - Application for a non-material amendment of planning permission F/TH/15/0207 to allow for the erection of 2no. electrical kiosks to front gardens, relocation of refuse storage areas, the installation of obscure glazing to 2no. windows and alterations to side boundary treatment - 11/08/17

NM/TH/17/0530 - Application for a non-material amendment of planning permission F/TH/15/0207 to allow for installation of 2no. doors to inward facing elevations, and pebbledash render to front and both side elevations - Granted 16/05/17

NM/TH/16/1206 - Application for non-material amendment to F/TH/15/0207 to allow for the relocation of windows and reducing the levels to the rear elevation - Granted 19/10/16

F/TH/15/0207 - Change of use and conversion to 2no. four bed dwellings, 2no. 2 bed flats and 2no. 2 bed maisonettes, erection of 2no. single storey rear extensions and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear - Granted 29/05/15

PROPOSED DEVELOPMENT

This application follows the previously approved and part implemented application reference F/TH/15/0207 and seeks to vary condition 2 and 5 of the approved application, to allow for alterations to the design of the front elevation and the siting of rear boundary treatment.

The previous approval was for the change of use and conversion to 2no. four bed dwellings, 2no. 2 bed flats and 2no. 2 bed maisonettes, erection of 2no. single storey rear extensions and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear.

The current application proposes external alterations to the design of the front elevation, which is partially completed. This includes the introduction of additional detailing to the ground floor front elevation, incorporating the installation of cornice detailing to the ground floor bay windows, to reflect the first floor bay windows, the installation of recessed rendered fan lights above the doorway, alterations to the proportion and design of the bay window and proposes to finish the ground floor of this elevation in smooth render. The application also seeks to alter the siting of the rear boundary treatment to the rear of number 46 Sweyn Road, to accord with the adjacent existing shared access. This proposal also seeks to consolidate the alterations which have been previously approved through various non-material amendment applications, which are listed above.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

H1 - New Residential Development

H4 - Windfall Sites

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 - Doorstep Play Space

Cliftonville Development Plan Document (2010)

CV5 - Cycle Parking

CV6 - Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of objection have been received.

CONSULTATIONS

Conservation Officer - No objection.

COMMENTS

This application is brought to Planning Committee, as Thanet District Council is the applicant. The main consideration with regard to this application will be the consideration of the principle of development, the impact of the proposed development on the character and appearance of the Conservation area, the residential amenity of neighbouring property occupiers and highway safety.

Principle

The principle of development was assessed under the previous consent reference F/TH/15/0207 and found to be acceptable. There have been no material changes since.

The development, which proposes to convert the building, which was previously used as hotel and HMO, to larger residential units accords with the objectives of the Cliftonville Development Plan to contribute towards a more balanced pattern of types, sizes and tenures of residential properties, including increasing the proportion of family homes. The proposal will also accord with Policy H10 which refers to Areas in Need of Special Action, which sets out that the council will permit appropriate redevelopment to accommodate residential and any other appropriate uses.

Thanet Local Plan policy H1, states that on non-allocated sites, such as is the subject of this application, residential development will only be permitted on previously developed land within the built up confines. The proposal comprises the conversion of the existing building within the urban confines, and therefore accords with the principle of this policy. It is also consistent with the objectives of the National Planning Policy Framework in relation to the presumption in favour of sustainable development.

There is a fall-back position for this application in that this is an extant consent and works have commenced on site. The principle of the development is therefore acceptable.

Character and Appearance

The development is located within a Conservation Area, and therefore the Local Planning Authority must have regard to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The proposed design of the front elevation and the reinstated bay windows will reflect the traditional proportions and design of this terrace, and the detailing to the original bay windows which are in situ at first floor level. Whilst some slight differences to the original elevations will remain, the proposed works will represent an enhancement to the previously approved design, which did not adequately reflect the design and detailing of the upper two floors of the front elevation of the terrace, and will significantly enhance the previous appearance of the building, which previously comprised a single storey flat-roof front extension. These alterations will therefore serve to largely restore the original appearance of the property, improving the contribution this building makes to the wider Conservation Area.

The proposal seeks to alter the material of the ground floor front elevation from pebbledash to smooth render, of an alternative colour to the pebbledash render to the upper floors. This alteration to the texture and colour of the ground floor will contrast with the upper floors, thereby breaking up and adding interest to the appearance of the front elevation. A condition requiring the colour scheme to be submitted and approved will be attached to the consent.

A flat roof is proposed to the rear extensions following their reduction in height, which whilst visible from Stanley Road is not considered to appear unduly prominent or intrusive in the street scene, and will be set back from the road by a minimum of 4m.

The proposal will replace the existing UPVC windows with new sliding sash UPVC windows to the front elevation, and UPVC top opening and casement windows to the side and rear elevations. The windows to the original property were UPVC and the permission for the use of UPVC windows for this scheme is extant, which provides a realistic fall-back position. Furthermore, the proposed UPVC windows to the front elevation, by virtue of their sliding sash design, will represent an improvement to the original windows to the principle elevation. All new windows will be set within 100mm reveals and will therefore accord with the prevailing design of the fenestration to this property, and period properties within the surrounding area.

The proposal also seeks to set back the position of the rear fence panels to the rear of 46 Sweyn Road by 0.5m, to accord with the existing shared access in this location. This alteration will not be visible from the street scene by virtue of its siting and the modest height of the fence, and will be a minor alteration to the previous consent.

The Conservation Officer raises no objection to the application, and the proposed development is considered to improve the character and appearance of the area, in accordance with the objectives of the Cliftonville DPD, Policies D1, D2 and H10 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed dwellings and flats are of a good size, and all exceed the minimum size requirements set out within the Councils flat conversion guidelines. All six units will have access to the front or rear external amenity space, which will provide sufficient provision for doorstep play space, refuse storage and clothes drying facilities for each unit.

The proposal will install and reinstate windows to the rear elevation at ground, first and second floor level, following the removal of the previous three storey rear extensions. There are existing rear elevation windows at all three storey levels, and therefore the proposed windows will not result in any additional impacts to adjacent neighbouring properties.

The proposed development is therefore considered to provide a good standard of accommodation, without adverse impact upon the living conditions of neighbouring property occupiers, in accordance with policies D1, SR5, TR12 of the Local Plan, policy CV5 of the Cliftonville DPD and the National Planning Policy Framework.

Highways

No parking spaces are proposed with the development, however, when comparing the proposed use to the extant use, the proposed residential units are not likely to generate a significant increase in parking. The proposal will provide sufficient cycle storage within the rear garden. The proposed development is therefore considered to be acceptable in terms of highway amenity and highway safety, in accordance with Policy TR12 and TR16 of the Thanet Local Plan and Policy CV6 of the Cliftonville Development Plan.

CONCLUSION

The proposed conversion of the building and the restoration works to the front elevation will enhance the character and appearance of the area, in line with the objectives of the Cliftonville DPD, policies H10 and D1 of the Local Plan. It is therefore recommended that members approve this application, subject to safeguarding conditions.

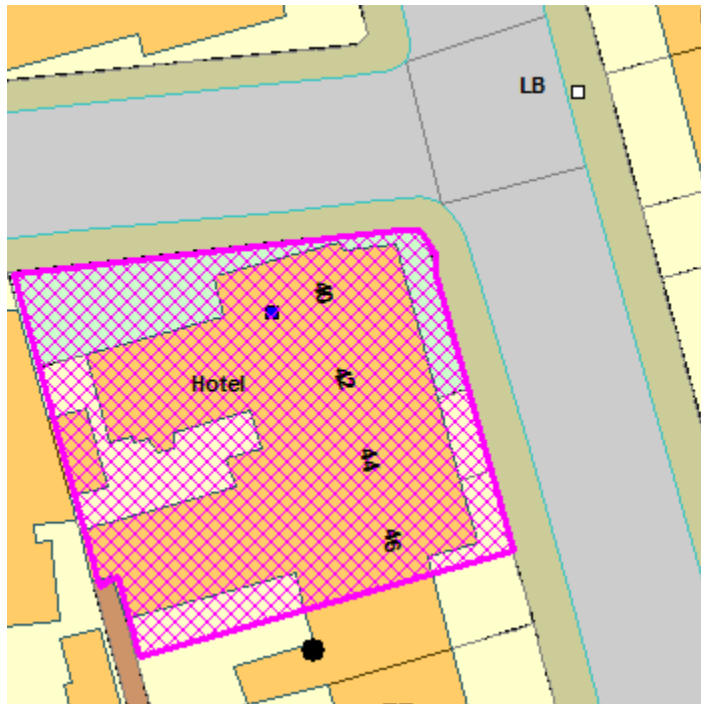
Case Officer

Jenny Suttle

TITLE: F/TH/17/1451

Project 40 - 46 Sweyn Road MARGATE Kent CT9 2DF

Scale:



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A04

FH/TH/17/1466

PROPOSAL: Erection of single storey rear extension

LOCATION: Holland End Kingsgate Bay Road BROADSTAIRS Kent CT10 3QL

WARD: Kingsgate

AGENT: Mr Vic Hester

APPLICANT: Mr & Mrs Chris & Jocelyn Crook

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 17013-001 and 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be as detailed on drawing numbered 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site, Holland End, is a two storey attached Grade II Listed building that lies outside of the urban confines within the Kingsgate Conservation Area in an area designated as countryside, a Landscape Character Area and Green Wedge, as contained within the Thanet Local Plan. The dwelling sits within a group of three properties listed in the Heritage listing together as Little Holland House, Holland House and Holland End.

RELEVANT PLANNING HISTORY

LB/TH/89/1501 - Erection of a single storey rear extension. GTD 5/4/90

TH/89/1505 - Erection of a single storey rear extension. GTD 5/4/90

The impact of this proposal on the Listed Building has been considered through the Listed Building application under reference L/TH/17/1467 and this was granted consent on 29/11/17.

PROPOSED DEVELOPMENT

This application relates to the erection of a 4 metre high single storey pitched roof extension to be located centrally on the rear elevation, extending approximately 4.2 metres into the garden with a width of approximately 4 metres. The extension would be constructed with an oak frame above a dwarf brick wall painted white to match existing walls. The pitched roof slate tile roof would match the slate roof of the main dwelling and includes conservation style rooflights. The extension would be linked to the main dwelling by a 1 metre wide glazed link.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

D1 - Design Principles

CC1 - Development in the Countryside

CC2 - Landscape Character Area

CC5 - Green Wedge

NOTIFICATIONS

Neighbours have been notified. a site notice posted and an advert placed in the newspaper. One representation has been received raising the following concerns:

- The extension appears to obliterate light from our kitchen window which is the only source of light to that room.
- Appears to obliterate light from our shower room window which is the only source of light to that room.
- Block access and restrict important maintenance to our drainage pipes and drains from our kitchen, shower room, bathroom and upstairs toilet.
- We have a right of way and access across this proposed extension which could be compromised.
- Spoil the site line to the rear of Holland House and neighbouring buildings.
- The loss of light would change the feel of our cottage and could devalue our property.

Broadstairs & St Peter's Town Council - No comment.

CONSULTATIONS

Conservation Officer - No objection.

COMMENTS

This application is brought before the Planning Committee as the proposal represents a departure from Policy CC5 of the Thanet Local Plan due to the location of the proposed development within the Green Wedge.

The main issues raised by this proposal are the effect of the proposal upon the character and appearance of the surrounding area; including impact on the green wedge, the landscape character area and impact on the countryside and the impact on the living conditions of nearby residential properties; whether there is a need for the development that overrides the need to protect the countryside and the green wedge.

Principle

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) the Central Chalk Plateau Landscape Character Area (Policy CC2) and the Green Wedge (Policy CC5).

The Adopted Local Plan 2006 notes open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Planning Policy CC2 relates to the Landscape Character Areas and this site lies within the Central Chalk Plateau where the policy states particular care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea. Special justification will be required for development in these areas. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

The rear extension is considered to be a departure from the local plan as it does not comply with the aims of Policy CC5 as it results in the extension within the green wedge, and other than the personal needs of the applicant, it is not essential for the proposed development to be located within the green wedge.

The Green Wedge policy (Policy CC5) states "New development that is permitted by virtue of this policy should make a positive contribution to the area in terms of siting, design, scale and use of materials."

The primary purpose of Green Wedges is to prevent coalescence between towns. The Policy goes on to say the Green Wedges serve as a barrier to the further outward growth and coalescence of Thanet's urban areas, so that the separate physical identities of the towns are retained. "The space, openness and separation is largely gained from roads and footpaths that run through or alongside the Wedges in undeveloped frontages."

The National Planning Policy Framework (NPPF) states that planning decisions should aim to ensure that developments will function well and add to overall quality of area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

Character and Appearance

Holland End is located within the Kingsgate Conservation Area and is situated within a group of three properties formerly Holland House. These three dwellings are listed in the Heritage listing together as Little Holland House, Holland House and Holland End.

In 1990 planning permission was granted for an 8 metre by 4 metre extension across the rear of the property but this was never implemented (the balcony above the extension was removed from the proposal before permission was granted). The proposal now under consideration is reduced in scale to that previously approved.

The proposed extension would sit centrally on the rear elevation, extending approximately 4.2 metres into the garden with a width of approximately 4 metres. The extension would be linked to the main dwelling by a 1 metre wide glazed link. The extension would be constructed with an oak frame above a dwarf brick wall painted white to match existing walls. The pitched roof slate tile roof would match the slate roof of the main dwelling and includes conservation style roof lights. The height to eaves is shown approximately 2.8 metres with a ridge height of approximately 4 metres.

The proposed extension would be located to the rear of Holland End and would not be immediately visible from wider views as it as it would be screened to the north west by No.1 Holland End Cottage and screened to the south east by structures within the rear garden of North House immediate on the boundary. As the location of the extension is fairly screened from wider views I consider the proposal would not result in the loss of openness of the rural landscape or result in skyline intrusion and would not result in the loss or interruption of long views of the coast and the sea and therefore accords with Policies CC1 and CC2.

The proposed extension is considered to be a departure from the local plan as it does not comply with the first three aims of Policy CC5, however due to the discrete location of the proposed extension and the relatively small size and scale of the extension, sited within the confines of the curtilage of the dwelling, partially screened by existing built form it would not be easily visible from views within the green wedge and as such the proposal is not considered to be detrimental to the aims of the policy.

The extension would provide additional built form within the green wedge but this development is attached to an existing building. The primary purpose of the green wedge is to prevent coalescence and in turn allow extensive and uninterrupted views across open countryside but it is not considered the purpose of the green wedge would be diminished in this instance, due to the size and scale of the extension. As such, whilst not essential development, I consider this would be an acceptable departure from the policy as it would not be detrimental to the aims of the policy, or detract from the character and appearance of the area.

I consider the siting and design and proposed use of materials would be in keeping with the main dwelling and the development is unlikely to have an adverse impact on the character and appearance of the Kingsgate Conservation Area and therefore accords with Thanet Local Plan policy D1 and the NPPF.

Living Conditions

The proposed extension would be located approximately 2.25 metres from the side elevation of No.1 Holland End Cottage which forms the side boundary to Holland End. Concern has been raised by No.1 Holland End Cottage that the extension could result in the loss of light to the kitchen and shower room windows along the side elevation that face into the rear garden of the application site. The extension approved in 1990 that was not implemented was proposed far closer to the side elevation of No.1. The proposed extension would be set away from this elevation by approximately 2.25 metres and would, in my opinion, allow a reasonable amount of light to reach these side windows.

The windows in the ground floor of the side elevation of No.1 Holland End Cottages face directly towards the rear garden of Holland End. These windows have obscure glazing and serve a kitchen and bathrooms and as such do not have an outlook onto the garden of the application site. The proposed extension would not, therefore, result in the loss of outlook. The separation distance, of over 2 metres, from the windows within the side elevation of No.1 and the proposed extension would not result in an unacceptable loss of light to these windows.

There is a distance of over 4 metres between the proposed extension and the boundary of North House and the impact of the proposal on this neighbour is not considered to be unduly harmful.

Given the scale of the proposed development and its distance to neighbouring residential occupiers, I consider the proposed development is unlikely to result in an unacceptable impact on the living conditions of neighbouring property occupiers, through overlooking or loss of privacy, and therefore accords with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

Parking is provided to the front of the property and would not be affected by the proposed works. The impact upon highway safety is therefore acceptable.

Other Matters

Concern has been raised that the proposal would restrict access for maintenance of drainage pipes and drains from the kitchen, shower room, bathroom and upstairs toilet of No.1. The drainage pipes to No.1 are located along the side elevation and access to this pipework and drainage would not be restricted as a result of the proposal.

The right of way access of the neighbour across the rear garden of the application site is a civil matter and not considered by this application.

Conclusion

The proposed development would respect the appearance of the listed building and is not considered to be harmful to the character and appearance of the Kingsgate Conservation Area. The extension is contrary to the Green Wedge policy as it is development within the green wedge, however, it would not create built form within the open countryside that would interrupt views across it and therefore the purpose of the green wedge would not be diminished in this instance and I consider this would be an acceptable departure from the policy as the aims of the policy would not be harmed. It is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE: FH/TH/17/1466

Project Holland End Kingsgate Bay Road BROADSTAIRS Kent CT10 3QL

Scale:



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A05

F/TH/17/1322

PROPOSAL: Change of use of site to vehicle sales and erection of car showroom and ancillary workshop, and 2No. mixed use business units (Use Class B1, B2 and B8) with associated access and parking

LOCATION: Cross Channel Service Station Mount Pleasant Minster RAMSGATE Kent

WARD: Thanet Villages

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Colonial Ltd

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application and the plans numbered 004 Revision 02, 005 Revision 04, 006 Revision 02, 007 Revision 05, 008 Revision 04 received by the Local Planning Authority on 5th September 2017, plan numbered 009 Revision 01 received by the Local Planning Authority on 11th October 2017 and plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017.

GROUND:

To secure the proper development of the area.

3 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and

following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

4 Prior to the erection or installation of any plant (including ventilation, refrigeration and air conditioning) or ducting system at the site, details of such shall be submitted to and agreed in writing by the Local Planning Authority. No extraction system other than that agreed in writing by the Local Planning Authority shall be erected or installed at the site.

The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 as defined by BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

GROUND:

In the interest of the amenities of the occupiers of surrounding dwellings, in accordance with Thanet local Plan 2006 Policy D1 and the National Planning Policy Framework.

5 There shall be no servicing of the building, no goods shall be loaded or deposited and no delivery vehicles shall arrive, depart, be loaded or unloaded, within the application site before 07:00 or after 19:00 hours Mondays to Saturdays or at any time on Sundays or Bank Holidays.

GROUND:

In the interests of residential amenity in accordance with Policy D1 of the Thanet Local Plan.

6 No development shall commence until a Construction Management Plan has been submitted to, and agreed in writing by, the Local Planning Authority. The Construction Management Plan shall include, but not necessarily be limited to, hours of construction, site boundary treatments during construction works, method and times of delivery of materials, construction vehicle loading/unloading and turning facilities, parking for site construction personnel and visitors and the provision of wheel washing facilities.

GROUND:

In the interests of safety and amenity.

7 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in

writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

8 No infiltration of surface water drainage into the ground is approved other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. If there is any discharge to ground, the full proposals shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

9 Prior to the installation or erection of any external lighting for the development hereby approved, full details of the external lighting, hereby approved including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

10 Prior to the first use of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented and thereafter retained.

GROUND:

To enhance biodiversity in accordance with the National Planning Policy Framework.

11 Prior to the first use of the development hereby permitted, the area shown on Plan numbered 009 Revision 01 received by the Local Planning Authority on 11th October 2017 & plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 for the loading/unloading of vehicles and turning facilities shall be provided and thereafter permanently retained.

GROUND:

In the interests of highway safety.

12 Prior to the first use of the development hereby permitted, the vehicle parking spaces shown on Plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 shall be provided and thereafter permanently retained.

GROUND:

In the interests of highway safety and to promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

13 Prior to the first use of the development hereby permitted, visibility splays of 4.5 metres by 100 metres to the west of the exit with no obstructions over 0.6 metres above carriageway level within the splay (this length of splay measured to the tangent point on the slight curve in the edge of the carriageway alignment will effectively provide the greater length of splay required, due to the alignment of the carriageway) shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

14 Prior to the first use of the development hereby permitted, the refuse storage shown on Plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 shall be provided and thereafter permanently retained.

GROUND:

In the interests of visual amenity, in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations.

Prior to work commencement of any work and including vegetation clearance, the following vegetation clearance scheme has to be carried out by an experienced ecologist to ensure no harm occurs to reptiles during the proposed development.

To ensure no harm occurs to reptiles during the proposed development the scheme shall include :

- Any cutting of the vegetation and removal of any log piles and debris within the scrub and/or tall ruderal (if any), should be undertaken during the active season for reptiles (April to early October inclusive) in any given year.

- Immediate maintenance of low vegetation cover (max 10cm) on site from the start and until the end of development works to prevent the works area becoming suitable for reptiles. To enable reptiles to relocate to surrounding habitats, the vegetation will be cut using hand tools only (trimmer and brush cutters acceptable).

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrubs are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrubs are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Due to the previous use of the site as a petrol filling station, there may be a risk that some residual contamination remains. The location of the proposed soakaways should be cross referenced with the outcome of the site investigations and remedial works to ensure they are located in areas not impacted by contamination. This condition will not be discharged without this information being made available.

Once agreed, soakaways should be constructed as shallow as possible and no deeper than three metres below ground level. Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads and car parks. Clean uncontaminated roof water shall drain directly to soakaways entering after any pollution prevention methods.

Drainage from the workshop area and any areas used to wash and maintain cars will not be acceptable discharging to ground via soakaway. These areas should be contained and discharge to foul sewer.

Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example, a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system.

Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public water main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Consents will be necessary for excavations in proximity to water mains.

1. The water main requires a clearance of 6 metres either side of the water main to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 6 metres either side of the centreline of the public water main.
3. No new soakaways should be located within 5 metres of a public water main.
4. All other existing infrastructure should be protected during the course of construction works.

The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert/protect the public water supply main.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water.

SITE, LOCATION AND DESCRIPTION

The application site lies in the open countryside, outside the urban and village confines as identified by the Thanet Local Plan Proposals Map. The site lies in a prominent position clearly visible from the A299 a major traffic route servicing the District. The vicinity of the site is predominantly rural in character, and the site lies within the Central Chalk Plateau Landscape Character Area. The site has previously been used as a petrol service station, however all of the buildings and structures associated with this use have been removed and all that now remains is extensive concrete and hardstanding. The application site lies adjacent to a residential caravan park, a hotel complex, petrol station and catering development beyond the Mount Pleasant roundabout. Whilst the site is screened on three sides by mature planting and vegetation, it is completely open in views from the A299.

RELEVANT PLANNING HISTORY

There is extensive planning site history:

F/TH/88/1737 - Erection of new petrol station and canopy, car wash, access and associated landscaping - granted 09/03/1989

A/TH/91/0365 - Display of internally illuminated signs - granted 28/05/1991

F/TH/94/0755 - Installation of a 9,000 litre underground petrol separator with forecourt drainage and concrete works to petrol filling station - granted 18/11/1994

F/TH/95/0710 - Redevelopment of service station to include erection of a single storey sales building, forecourt canopy, associated service facilities, new entrances, landscaping and provision of new underground diesel tank - granted 25/03/1996

A/TH/96/0467 - Erection and display of internally illuminated canopy fascia signs and an internally illuminated pole sign - granted 18/07/1996

F/TH/12/0805 - Change of use to vehicle sales together with erection of workshop, storage building and bin storage - granted 17/01/2013

F/TH/15/0958 - Change of use of the land to allow vehicle sales and the erection of a car showroom and ancillary workshop - granted 18/02/2016

Planning permission, reference F/TH/15/0958 remains extant and is a material consideration in the determination of the current application.

PROPOSED DEVELOPMENT

The application proposes the change of use of the site to vehicle sales and erection of a car showroom and ancillary workshop, together with the erection of 2no. mixed use business units (Use Class B1, B2 & B8) with associated access and parking. The scheme proposes a bin enclosure and bike shelter to the rear of the site.

The proposed flexible use business units would operate independently of the proposed car showroom.

The car showroom would have a total floor space of approximately 320sqm, with a footprint of 270sqm and an internal mezzanine of 50sqm and a ridge height of approximately 8 metres, in line with the previously approved, extant permission. At ground floor level, the building would house a car showroom and reception area together with a workshop, and a mezzanine level above, for use in connection with the car showroom. The building would be constructed of a euroclad system and the walls finished in a coloured render with fairfaced blockwork, together with aluminium glazing. Rooflights are proposed within the side elevations to serve the mezzanine floor.

The 2no. mixed use business units would be sited to the rear, occupying the position of a previously approved storage building. The proposed building would be larger than the approved storage building with a footprint totalling 226sqm and internally divided into two separate units. These units would also benefit from a mezzanine floor. This building would also be constructed of a euroclad system and the walls finished in fairfaced blockwork, together with aluminium openings. There are two roller shutter doors proposed to the front elevation, allowing access to the units and rooflights within the front and rear elevations. The building would have a maximum height of approximately 7 metres with a greater reduction in eaves height to the rear of the building.

A total of 31no. parking spaces are proposed for sales and use by visitors and staff. The existing slip road from the A299 will service the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

Policy CC1 - Development in the countryside

Policy CC2 - The Central Chalk Plateau Landscape Character Area

Policy D1 - Design

Policy EP13 - Groundwater Protection Zone

Policy TR12 - Cycle Parking

Policy TR16 - Car Parking Provision

NOTIFICATIONS

Neighbour notification letters were sent to properties directly surrounding the site and a site notice was posted at the site. One representation has been received in response raising concerns relating to highway safety and noise.

Minster Parish Council - support the application.

CONSULTATIONS

Contaminated Land Officer - The site overlies the former Cross Channel Services site which has previously undergone remediation works to remove contaminants associated with the former petrol filling station use. The site is not anticipated to pose a significant risk to the proposed commercial units following these works. However, to safeguard the development given potentially contaminative past uses, this department recommends a watching brief condition for unexpected contamination be added should planning permission be granted:

Environmental Health Officer - I have considered the issues of noise with this development and consider that conditions requiring details of plant and/or ducting systems to be submitted and approved and hours of servicing and deliveries to the site to be restricted to certain hours should be applied to any permission to safeguard residential amenity.

Kent County Council Highways Officer - I refer to the amended drawings numbers 014.1797-PD.003 Rev. 05 and PD.009 Rev. 01, and the additional traffic information submitted for the above. Bearing in mind the above and the extant permission on the site, I confirm I now have no objection to the proposals in respect of highway matters subject to conditions relating to the following:

- o Provision of construction vehicle loading/unloading and turning facilities on site
- o Provision of parking facilities for site personnel and visitors on site
- o Provision of wheel washing facilities on site
- o Provision of measures to prevent the discharge of surface water onto the highway.
- o Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- o Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans

- o Provision and maintenance of 4.5 metres x 100 metres visibility splay to the west of the exit with no obstructions over 0.6 metres above carriageway level within the splay

Kent County Council Biodiversity Officer - We have reviewed the Update Extended Phase 1 Habitat Survey Report and we are satisfied that sufficient ecological information has been provided for the determination of the planning application. We require no additional ecological information to be submitted prior to determination of the planning application but the detailed mitigation/enhancement requirements must be implemented as a condition of planning permission if granted.

Reptiles

In our previous comments, we stated that it appeared that the site was left unmanaged and showed areas of rough, vegetated ground on site to provide suitable habitat for reptiles.

The updated ecological survey indicates that habitats on site have become more established with vegetation in the centre and in the boundaries becoming denser. However, the updated ecological report states that the site remains unlikely suitable for reptiles as it is small, has limited suitable habitat for reptiles and has poor connectivity with outside habitat for reptiles to colonise the site.

As such, we will not require a specific reptile survey but a precautionary approach will have to be undertaken in order to minimise any residual risk of harm or impact to reptiles (if present). This should be secured by a condition/informative.

We are aware that planning permissions (when granted) may not be implemented immediately. And in this situation we advise that if works do not commence until October 2019 (or after) there will be a need for an updated reptile scoping survey to be carried out to ensure the conclusions of the updated survey have not changed.

However, the Officer subsequently advised that the precautionary approach outlined above would be sufficient and further surveys would therefore not be required.

Breeding birds

The site contains suitable habitat for breeding birds and all nesting birds are protected under the wildlife and countryside act 1981 (as amended). We advise that if planning permission is granted informatives to this affect are added.

Bats lights

Lighting can be detrimental to roosting, foraging and commuting bats. We advise that the Bat Conservation Trust's Bats and Lighting in the UK guidance is adhered to in the lighting design for the works undertaken and the new buildings built. If planning permission is granted we suggest that a lighting condition is attached.

Enhancements

One of the principles of the National Planning Policy Framework is that "opportunities to incorporate biodiversity in and around developments should be encouraged".

We are very supportive of the ecological enhancements suggested in the ecological report to enhance the site for biodiversity and we recommend that the applicant confirms what enhancements will be incorporated in to the site if planning permission is granted and suggest that this is secured by condition.

Natural England - raises no objection in terms of statutory nature conservation sites, advising that the application is not likely to have a significant effect on the interest features for which Thanet Coast & Sandwich bay Ramsar and SPA and Sandwich Bay SAC have been classified. Natural England is satisfied that the proposed development will not damage or destroy the interest features for which the Thanet Coast SSSI has been notified.

Environment Agency - We have reviewed the information submitted and have no objections in principle to the proposed development at this site. This is providing that conditions relating to unexpected contamination, foul drainage, surface water drainage, and fuel, oil and chemical storage are included on any planning permission granted at this site.

The site lies on the chalk formation, the chalk is classified as a principle aquifer. The site also lies in Source Protection Zone 2 for a public water supply borehole. Groundwater supplies are therefore at risk from activities at this site and all precautions should be taken to prevent accidental spillages and discharges to ground during and after construction.

Southern Water - The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public water main, so long as this would result in no unacceptable loss of hydraulic capacity. Consents will be necessary for excavations in proximity to water mains.

1. The water main requires a clearance of 6 metres either side of the water main to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 6 metres either side of the centreline of the public water main.
3. No new soakaways should be located within 5 metres of a public water main.
4. All other existing infrastructure should be protected during the course of construction works.

In order to protect water apparatus, Southern Water requests that if consent is granted, a condition in relation to any diversion/protection of the water main.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. An informative to that effect should be attached to any grant of planning permission.

We request that should this application receive planning approval, a condition is attached to the consent to secure details of foul and surface water drainage.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

COMMENTS

The application has been brought before members as a departure to Policy CC1 of the Thanet Local Plan as the site is located within the open countryside.

Thanet Local Plan Policy CC1 states that new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

Principle

The site constitutes previously developed land as it once accommodated a service station development. The site is now vacant and comprises a large area of hardstanding, stretching across the site. The petrol filling station closed down several years ago, and the building and petrol pumps associated with the use have been removed as part of an extensive decontamination exercise. The Planning Inspector, when considering an appeal concerning an unlawful mobile catering unit and other temporary buildings at the site in September 2012 considered that there was no longer a lawful use on the site.

The application site is located within the countryside where Thanet Local Plan Policy CC1 states that development will not be permitted unless there is an overriding need for it, which outweighs the need to protect the countryside. The proposal is for commercial uses, which could otherwise be located within the existing urban confines, or on one of the allocated employment sites within the District, meaning that little weight can be given to the need for the proposed development within the countryside.

However, Paragraph 28 of the National Planning Policy Framework supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. As such, the National Planning Policy Framework supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings.

It is therefore considered that whilst the proposed development is located within the countryside and consists of commercial uses that do not require a rural location, or solely serve the needs of the village, there would be a benefit resulting from local job creation, an aspect that has been supported by the Parish Council and Members of the planning committee when assessing previous applications on this site. Weight must also be given to the previously developed nature of the site, its historic use as a petrol station, and the planning permissions granted in 2012 and 2016 for the redevelopment of the site, following which there has been no material change in local or national policy.

On balance, given the benefits of local job creation and the previous planning permissions for the site, it is considered that the proposed development is acceptable in principle as a departure from Thanet Local Plan Policy CC1 subject to all other material considerations.

Character and Appearance

The proposed car showroom building would be part two, part single storey, centrally located within the site and set back from the road, whilst the building housing the 2no. mixed business units would be positioned to the rear of the site, behind the car showroom.

The proposed building to the rear would be constructed of materials and in a finish which would be in keeping with the car showroom to the front of the site. Having regard to the previously developed nature of the land, the scale and positioning of the proposed mixed use business units, together with the positioning of the proposed car showroom building, which has previously been considered acceptable in this location (and is the subject of the extant planning consent), and that the site is contained on three sides by mature trees and vegetation. it is not considered that the impact of the current proposed development would be more visually intrusive than the previously approved application which is still extant.

It is, therefore, not considered that the impact of the proposed development would have any greater visual harm on the character and appearance of its countryside setting or the Landscape Character Area.

Living Conditions

There is a residential caravan park, Smugglers Leap, adjacent to the east of the application site. One letter has been received from a resident of the park raising concerns with regards to potential noise. Whilst the static homes are positioned in the former chalk quarry, with a significant land level change which would provide a barrier to the noise, static homes do not benefit from the same degree of sound insulation as conventional brick built homes. As such, Environmental Health have been consulted and the Officer recommends conditions requiring the submission of full details for any plant or ducting system prior to the first use of the premises together with a limit on the level of noise this can generate, and a condition restricting the hours for the loading and unloading of goods and the arrival and departure of delivery vehicles to the site, in order to safeguard the residential amenity of neighbouring property occupiers.

There is a property to the north of site, Tan-Et Lodge, sited approximately 27 metres from the rear boundary of the application site. Whilst the proposed mixed business unit building is larger in scale than the previously approved storage building set off the rear boundary of the site, having regards to the retention of the existing closed boarded fence to the shared boundary with this property, natural screening, separation distances, the design of the proposed building comprising a reduction in eaves height to the rear and the positioning of openings within the pitch of the roof, allowing primary views in a skyward direction, it is not considered that the proposed development would have a harmful impact on the living conditions of these neighbouring property occupiers through a unacceptable sense of enclosure, overbearing impact or loss of light or privacy.

A condition requiring the submission of details relating to external lighting is considered appropriate in order that the potential impact on neighbouring amenity can be fully assessed.

Given the safeguarding conditions proposed, and having regard to the existing relationship and change in land level with the adjacent residential caravan park, and the previously approved consent, it is not considered that the proposal would cause harm to the amenities of neighbouring residential properties, in accordance with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

Transportation

The main consideration is whether the demand that would be generated by the proposed uses would be adequately absorbed by the existing highway arrangements without causing risk to the safety and convenience of users of the highway.

The site would be accessed from the existing slip road off the A299.

The scheme proposes 31no. car parking spaces and a shelter for the storage of cycles. Following the submission of further information and bearing in mind the extant permission on site, the Kent County Council Highways Officer confirms that he has no objection to the proposals subject to the imposition of safeguarding conditions relating to vehicle loading/unloading and turning facilities, vehicle parking spaces, wheel washing facilities, discharge of surface water and visibility splays.

The impact upon highway safety and amenity is therefore considered to be acceptable subject to safeguarding conditions.

Ecology

The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and delivering net gains in biodiversity where possible.

Whilst a large part of the site is covered by concrete, there is an extensive area of rough, vegetated ground on the site that may provide a suitable habitat for reptiles, the Kent County Council Biodiversity Officer therefore considered that an updated ecological scoping survey, along with any recommended specific species surveys (if required) and details of any

mitigation (if required) must be submitted prior to determination. As a result, the agent submitted an Update Extended Phase 1 Habitat Survey Report. Following review of this report, the Biodiversity Officer confirms that they are satisfied that sufficient ecological information has been provided for the determination of the planning application and they require no additional ecological information to be submitted prior to determination of the planning application but the detailed mitigation/enhancement requirements must be implemented.

It is considered that informatives relating to vegetation clearance as a precautionary approach to protect any reptiles and the protection of breeding and nesting birds would be appropriate. The Biodiversity Officer considers that no development should take place until the lighting strategy as described in Paragraph 4.6 of the Extended Phase 1 Habitat Survey for the site boundaries has been implemented as lighting can be detrimental to roosting, foraging and commuting bats. However, it is also necessary to ensure that any lighting strategy protects the amenities of neighbouring residential occupiers. As such, a condition requiring the submission of details for any external lighting would be appropriate.

A condition requested to secure ecological enhancements to provide net gains for biodiversity on the site, in line with advice contained within the National Planning Policy Framework, is considered appropriate.

Contamination

The site lies on the chalk formation; the chalk is classified as a principle aquifer. The site also lies in Source Protection Zone 2 for a public water supply borehole. Groundwater supplies are therefore at risk from activities at the site and all precautions should be taken to prevent accidental spillages and discharges to ground during and after construction.

Southern Water has advised that they will rely on the consultation with the Environment Agency to ensure the protection of the public water supply. Southern Water has recommended that a number of informatives are attached to a consent in order to guide the applicant and ensure the protection of the public water supply.

The Environment Agency has confirmed that they have no objection, in principle to the proposed development, subject to the imposition of safeguarding conditions relating to contamination, drainage and fuel, oil and chemical storage.

The Contaminated Land Officer considers that the site has previously undergone remediation works to remove contaminants associated with the former petrol filling station use. The site is not anticipated to pose a significant risk to the proposed commercial units following these works. To safeguard the development given potentially contaminative past uses, a watching brief condition is recommended.

The impact upon the source protection zone is therefore considered acceptable subject to safeguarding conditions.

Conclusion

Whilst the proposal would result in development within the countryside for which there is no identified need, the proposal is on previously developed land and will provide the benefit of local job creation to support the rural economy. In addition, a redevelopment scheme for the site has previously been approved and remains extant. The current proposal under consideration would have greater impact on the character or appearance on its countryside setting or the Landscape Character Area than the extant consent and it is considered that the same weight can be given to the balancing of the proposal when considering its impact as development in the countryside against the benefits of job creation and other economic benefits as the extant consent.

It is therefore recommended that members approve the application.

Case Officer

Helen Johnson

R06

FH/TH/17/1328

PROPOSAL: Erection of two storey front and side extension

LOCATION: 31 Western Road MARGATE Kent CT9 3QW

WARD: Dane Valley

AGENT: Mr John Lowden

APPLICANT: Mr S Taylor

RECOMMENDATION: Refuse Permission

For the following reasons:

- 1 The proposed two storey front/side extension by virtue of its width, height, scale, design, siting and prominent corner location will result in an incongruous, dominant and intrusive form of development within the street scene, out of keeping with the established building line and surrounding pattern of development, to the detriment of the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58 and 64 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The site is located within a wholly residential area of Margate. Western Road is a U shaped crescent road, within the suburban area of Millmead. The locality of the site is characterised by two storey semi-detached and detached houses of mid-20th century origin on one side of the road and single storey detached and semi-detached bungalows to the opposite side of the road, of varied, consistent designs, set under hipped pitched roofs. All properties are set in consistent, well-proportioned plots and follow an established building line, set back from their front and side boundaries adjacent to the highway, which creates an open, spacious character to the area.

31 Western Road is a two storey detached property designed with staggered front elevation with a front gabled projection, set under a hipped pitched roof. The property is set on a corner plot and is set back from the front and eastern boundary of the site, adjacent to the highway.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application proposes a two storey front and side extension. The extension will extend forward the existing set back element to the east of the front elevation, and will extend flush with the ground floor front elevation of the existing front projection. The two storey side extension will extend a width of approx. 4.7m, extending to the eastern side boundary of the site, the full depth of the existing property.

The proposed front/side extension will extend the existing hipped pitched roof and will increase the ridgeline of the roof by approx. 0.6m. The extension and alterations are proposed to be constructed of materials to match the existing property

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of objection have been received.

CONSULTATIONS

None received.

COMMENTS

This application has been called into Planning Committee by Councillor Hillman to allow members to consider the impact upon the character and appearance of the area.

The main considerations with regard to this planning application will be the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Character and Appearance

31 Western Road is a two storey detached house set within a spacious corner plot. Dwellings on this road are set in consistent, well-proportioned plots and follow an established building line, set back from the highway. All four corner plot properties on this U shaped crescent road are set back from the front and side boundaries, adjacent to the highway, thereby relating to the consistent front building line of properties to their rear.

The proposed two storey front and side extension will increase the width of the property from approx. 6m to approx. 10.7m, forming a flush elevation which will result in a horizontal emphasis to the principle elevation. The design and form of the property will therefore

appear out of character with the prevailing staggered form and design of surrounding properties and will result in a dominant form of development within the street scene.

The proposed two storey side extension will extend to the eastern side boundary of the site, and will therefore project beyond the established front building line of properties to the rear of this site. This will significantly reduce the characteristic sense of openness to the side of the site, on this prominent corner plot location, resulting in a dominant and intrusive form of development within the street scene, which will be visible along the full length of the southern section of Western Road.

The proposal will also increase the ridge height of the property which will accentuate the dominant appearance of the extension. The proposal will therefore constitute the addition of significant additional bulk and massing in a highly prominent location,

The proposed two storey front/side extension is therefore considered to result in an incongruous, dominant and intrusive form of development, which will appear significantly out of keeping with the established building line and the consistent pattern of development within the surrounding area, detrimental to the character and appearance of the area. The proposed extension will therefore be contrary to Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed two storey front/side extension will retain considerable separation distances to adjacent neighbouring properties, which will serve to prevent any adverse impacts by way of loss of light/outlook or a sense of enclosure.

The proposal does not incorporate any side elevation windows and the rear elevation windows will be flush with the existing rear elevation windows. These windows will overlook a driveway, which is not considered to be a private amenity space, and will be an addition to an existing situation. The proposal is therefore not considered to result in harmful impacts of overlooking to adjacent neighbouring properties.

The proposal is therefore considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

CONCLUSION

The proposed two storey front/side extension by virtue of its scale, width, height, design and siting, extending to the eastern side boundary of the site, is considered to result in a unduly prominent, incongruous and intrusive form of development in a highly visible corner plot location, significantly out of keeping with the established building line and pattern of development of the area, severely detrimental to the visual amenities of the area. It is therefore recommended that members refuse the application.

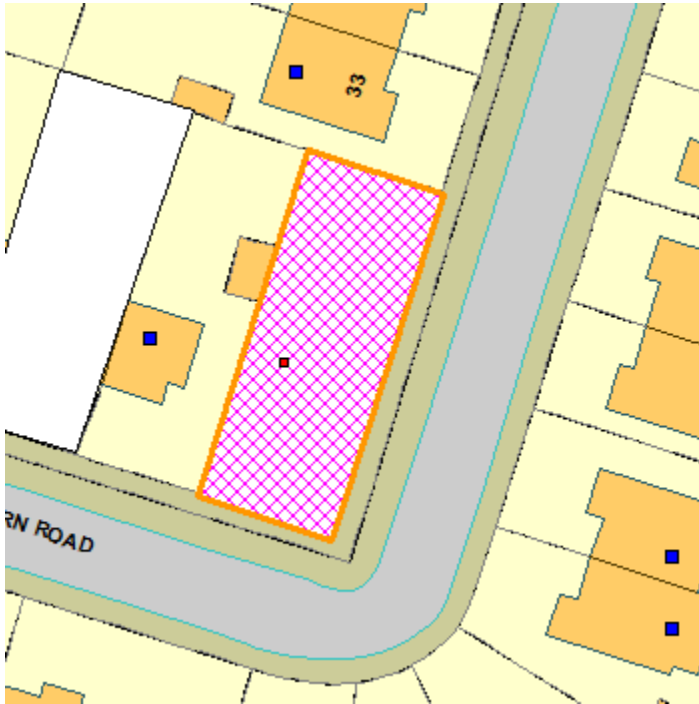
Case Officer

Jenny Suttle

TITLE: FH/TH/17/1328

Project 31 Western Road MARGATE Kent CT9 3QW

Scale:



THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or
Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Democratic Services and Scrutiny Manager well in advance of the meeting.

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY

MEETING.....

DATE..... AGENDA ITEM

DISCRETIONARY PECUNIARY INTEREST ☐

SIGNIFICANT INTEREST ☐

GIFTS, BENEFITS AND HOSPITALITY ☐

THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:

.....
.....
.....

NAME (PRINT):

SIGNATURE:

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.